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principal due by reason of any default, anything in said bonds or herein contained to the contrary notwithstanding.

Every remedy provided in this mortgage is cumulative and shall be in addition to every other remedy given in this mortgage, or now or hereafter at common law or in equity or by constitution or statute, either independently of or in connection with the provisions of the mortgage.

ARTICLE SEVENTH: If any default be made by the Party of the First Part and continue for thirty (30) days after said notice and demand mentioned in Article Sixth, and if such default be not waived as herein provided, or in case of default in payment of principal of any of said bonds or coupons at their respective maturities, or if default be made in making the monthly deposits hereinafter required for the payment of said bonds and interest, then by his attorneys or agents, the Trustee may and shall have the right to enter into and upon and take and possess all the property hereby conveyed, or any part thereof, making entry upon any portion in the name of the whole, and to have and to hold and use the same by his attorneys or agents; to make from time to time all repairs and replacements and useful alterations, additions or improvements thereto as may seem to him judicious and convenient; to collect and receive all income, revenue, rents, issues, and profits of said property and every part and parcel thereof. After deducting and defraying the costs of repairs, replacements, alterations, additions, or improvements, and all payments which may be made for taxes, assessments, or charges or liens prior to the lien of these presents upon said property, or any part or parcel thereof, all advances with interest as above provided and all other expenses and liabilities whatever, incurred in relation thereto, as well as just compensation for his services and for the services of such attorneys and other persons whom may be employed by him, which said Trustee is hereby authorized to make and retain, then said Trustee shall apply the moneys arising therefrom towards the payment of interest upon said bonds, in the order in which said interest shall have come due, ratably, to the persons holding the coupons evidencing the right to such interest and after paying all interest which shall have come due, shall apply the residue of such moneys in and toward the payment of the principal of the bonds then outstanding, ratably and without discrimination or preference, until the same shall be fully paid; and if, after the satisfaction thereof, a surplus shall remain, the Trustee shall pay such surplus to the Party of the First Part, and the property then hereby encumbered shall be forthwith surrendered and to be thereafter held, possessed, and enjoyed by the Party of the First Part. The Trustee shall not be personally liable for any debts contracted by him, nor for damage to persons or property injured, nor for salaries or wages, nor for non-fulfillment of contracts during any period wherein the Trustee may control, operate or manage said property upon entry under this Article, and as between the Party of the First Part, the Holders of the bonds issued hereunder and the Trustee, such liabilities and damages are charged upon the premises hereby conveyed, and shall have priority over bonds and coupons issued hereunder.

ARTICLE EIGHT: After the Trustee shall have taken possession of said property under the preceding article, and if all defaults on the part of the Party of the First Part have been removed and discharged, before sale of the property as herein provided, the said Party of the first Part, shall be entitled to be restored to the possession of said property, and said Trustee shall surrender to said Party of the First Part, all of said property then remaining, and to restore to said Party of the First Part the full enjoyment of the same, as if no entry as herein authorized had been made, but without waiver in the